

DOCUMENT NO. 4965
ADOPTED 10/8/87

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF OLD BOSTON RESTORATIONS
DISPOSITION PARCEL R-11C IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Old Boston Restorations has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel R-11C in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Old Boston Restorations be, and hereby is, tentatively designated as Redeveloper of Disposition Parcel R-11C in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within two hundred seventy (270) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and

(ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of Parcel R-11C by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be, and hereby is, authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Director be, and hereby is, authorized to execute and deliver a License Agreement with Old Boston Restorations for early entry to Parcel R-11C for the purpose of site preparation and soil conditions investigation. Furthermore, said License Agreement shall include the additional provisions that the Authority receive primary insurance coverage.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



R-11C 6-14 East Concord Street

FR-76

IMMACULATE CONCEPTION
JESUIT FATHERS
RECTORY

37,240
IMMACULATE
CONCEPTION
CHURCH
(RC)

53,809

46a

MASS MEMORIAL
HOSPITALS

NURSES HOME

BOSTON UNIVERSITY
MEDICAL RESEARCH
BLDG



NORTHEASTERN
MORTGAGE COMPANY

1105 Commonwealth Avenue, Boston, MA 02215 (617) 254-1600

June 19, 1987

Mr. David Parker
Old Boston Restorations
477 Shawmut Ave.
Boston, MA. 02118

RE; Proposal to develop
Parcels B&C adjacent
to 34 E. Concord St.
Boston, MA.

Dear Mr. Parker:

NorthEastern Mortgage Company would feel privileged to have the opportunity to provide construction and permanent financing on the above referenced project.

We have enjoyed working with you on several of your other developments and we feel this proposed 55 unit development of Row Houses would be both exciting and profitable.

We look forward to hearing from you and wish you success in your bid for this project.

~~Sincerely,~~

Francis M. Donlan
Vice President
Commercial Division

FMD/jl
0203C



June 25, 1987

Mr. David Parker
Old Boston Restorations
477 Shawmut Avenue
Boston, MA 02118

RE: E. Concord St., Boston, MA

Dear Mr. Parker:

Please be advised that University Financial Services Corp. (UFSC) would have an interest in the financing of the proposed condominium project at the above referenced location.

Please note that in order to meet our underwriting criteria, we (UFSC) would require that the project achieve an overall minimum profit margin equivalent to twenty (20%) percent. Also, due to the nature of the project, (and current market conditions) we (UFSC) would prefer that the "market rate" units be sold prior to the "affordable units".

We look forward to working with you on this project.

Please do not hesitate to contact us if we may be of further assistance.

Very truly yours,

Stephen K. Hall
Vice President

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper:

OLD BOSTON RESTORATIONS, INC.

b. Address and ZIP Code of Redeveloper:

477 SHAWMUT AVE, BOSTON, MA 02118

c. IRS Number of Redeveloper:

094-34-7115

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BRA

(Name of Local Public Agency)

is

S. E.

(Name of Urban Renewal or Redevelopment Project Area)

in the City of

BOSTON

State of

MA

is described as follows²

R-11-C, 7,500 S.F.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of A CORPORATION:

A corporation.



A nonprofit or charitable institution or corporation.



A partnership known as



A business association or a joint venture known as



A Federal, State, or local government or instrumentality thereof.



Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

MAY 1, 1985

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODEPOSITION TITLE (If any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

DAVID C. PARKER
136 W. CONCORD ST
BOSTON, MA.

PRINCIPAL
100 %

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODEDESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

SAME AS S.E

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is:

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form Approved
OMB No. 0181-00

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. * w/ PARKING COSTS } \$ 6,753,200
b. Cost per dwelling unit of any residential redevelopment. INCLUDED } \$ 124,840
c. Total cost of any residential rehabilitation \$
d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL		ESTIMATED AVERAGE SALE PRICE	
1 bedroom 700 square ft.	market		\$ 126,000	
2 bedroom 840 sq ft	low		65,649	
	moderate		92,809	
	market		\$ 151,200	

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

condo - not rentals

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: fully appliances kitchens and baths, washers & dryers in each unit

CERTIFICATION

I (We) Daniel C. Parker

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 6/20/87

Dated: 6/20/87

Signature

Signature

Principal, Old Boston

Title

Title

477 STATEMENT AVE
BOSTON, MA 02118

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or claim.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 5b is Answered "Yes.")

1. a. Name of Redeveloper: Old Boston

b. Address and ZIP Code of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BRA

(Name of Local Public Agency)

is S.E.

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of MA.
is described as follows

R-11-C

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and each other corporation or firm.

To be provided at a later date - net worth
approximately \$ 1,000,000.00 BEFORE TAXES4. a. The financial condition of the Redeveloper, as of July 1, 1987, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

to be provided at later date

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

TRADITIONAL BANK FINANCING - see enclosed
letter from bank

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form Approved
OMB No. 2510-004

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

BANK OF BOSTON
100 EAST BERKELEY ST.
BOSTON, MASS 02118

AMOUNT

\$ 200,000

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

N/A

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

\$

MORTGAGES OR LIENS

\$

N/A

7. Names and addresses of bank references:

Steve Hall
U. of Financial Services
181 Wells Ave
Newton, Mass. 02159

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper. Including identification and brief description of each project and date of completion:

30-34 EAST CONLONIS STREET
CONVERSION TO 20 UNITS - PROJECT COST \$1,650,000
MORE EXTENSIVE LIST TO BE PROVIDED UPON REQUEST

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisor or capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work.

David E. Parker, Licensed contractor, principal of
AD BOSTON RESTORATIONS INC. would be contractor /
Supervisor of this Renovation

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

David E. Parker
136 W. CONCORD ST.
BOSTON, MA 02118

- b. Has each contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ YES ☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by each contractor or builder during the last three years: \$ 2,000,000.

General description of each work:

34 EAST CONCORD ST. CONVERSION OF ABANDONED
WAREHOUSE INTO 26 UNITS
COMPLETE RENOVATION OF 132 WEST CONCORD
INTO 5 UNITS.

- d. Construction contracts or developments now being performed by each contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT	DATE TO BE COMPLETED
132 W. CONCORD ST.	S.E. BOSTON	\$ 200,000	JULY 1987

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

e. Outstanding construction-contract bids of each contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED

N/A

3

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to each contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor: Old Boston Restorations, Inc
HAS BEEN DOING Quality Renovation in the Area For
FIFTEEN YRS

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statements referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) DAVID C. PARKER

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: 6/26/87

Dated: _____

Signature

Signature

PRINCIPAL, OLD BOSTON RESTORATIONS

Title

Title

477 SHAWMUT AVE, BOSTON 02118

Address and ZIP Code

Address and ZIP Code

1 If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

2 Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false statement or information.

DEVELOPER'S STATEMENT OF QUALIFICATIONS
AND FINANCIAL RESPONSIBILITY (FORM 2) (page 1 of 4)

1. Name and address of developer: DAVID C. PARKOR
136 WEST CONCORD ST
BOSTON 02118
2. Is the developer or any other member of the joint venture a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms.
YES: _____ NO: ✓
If yes, explain _____

3. a. The financial condition of the developer, as of 7/1/87
is as reflected in the attached financial statement.
to be provided at later date

NOTE: Attach to this statement a financial statement FOR EACH GENERAL PARTNER showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old. These statements will be held in strict confidence.

- b. Name and address of auditor or public accountant who performed audit on which said financial statement is based.
to be provided at future date
4. If funds for the development of the project are to be from sources other than the developer's own funds, please state the developer's plan for financing the acquisition and development of the project:

conventional bank financing - see enclosed letter from bank.

5. Sources and amount of cash available to developer to meet up-front costs of the proposed undertaking:

a. In banks:

Name, address & zip code of bank

Amount

BANK OF BOSTON

\$

EAST BERNARD ST.

200,000

BOSTON 02110

- b. By loans from affiliated or associated corporations or firms:
Name, address & zip code of source \$ Amount

- c. By sale of readily salable asset
Description Market Value Mortgage or liens
\$ \$

6. Name and addresses of bank references:

STEVE HALL
U. OF FINANCIAL SERVICES
181 WELLS AVE
NEWTON, MASS. 02159

7. Has - the developer or (if any) the corporation, or any subsidiary or affiliated corporation of the developer or said parent corporation, or any of the developer's officers or principal members, shareholders or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past ten years?

YES: _____

NO: ☒ _____

If yes, give the date, place and under what name.

8. a. Undertakings, comparable to the proposed development work, which have been completed by the developer, including identification and brief description of each project and date of completion:

30-34 EAST CONCORD STREET
CONVERSION TO 20 UNITS - PROJECT COST \$1,650,000
122 W. CONCORD ST. - WHARF RENOVATION - 5 UNITS
\$200,000

- b. If the developer or any of the principals of the developer has ever been an employee in a supervisory capacity for a construction contractor or builder or undertaking comparable to the proposed development work, name of such employee, name and address of employer, title of position, and brief description of work:

DAVID C. PARKER,

— — — — — FIRST — DAVID C. PARKER
OF OLD BOSTON RESTORATIONS
AS

9. If the developer or a parent corporation, a subsidiary, an affiliate, or a principal of the developer is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

DAVID C. PARKER, OLD BOSTON RESTORATIONS
477 SHAWMUT AVE, BOSTON 02118

- b. Has such contractor or builder within the last ten years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

YES

NO ☒

If yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years:

\$ 2,170,170

General description of such work:

34 EAST CONCORD ST - CONVERSION OF ABANDONED
WAREHOUSE INTO 20 UNITS

132 W. CONCORD ST. - COMPLETE RENOVATION OF
132 W. CONCORD ST INTO 5 UNITS

- d. Construction contracts or developments now being performed by such contractor or builder:

Identification of
Contract or Development
and Location

Amount

Date to be
Completed

132 W. CONCORD ST

\$ 300,000

7/1/87

- e. Outstanding construction contract bids of such contractor or bidder:

CERTIFICATION

I/We, DAVID C. PARKOR, certify that this Developer's Statement of Qualifications and Financial Responsibility and the attached evidence of the developer's qualifications and financial responsibility, including financial statements, are true and correct to the best of my/our knowledge and belief.

Dated

6/26/87

Signature

OLD BOSTON RESTORATIONS

477 SHAWMUT AVE

Address & Zip Code

BOSTON 02118

Dated

Signature

Address & Zip Code

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must complete this statement and submit it prior to being formally designated for project.

1. Do any of the principals owe the City of Boston any monies for incurred estate taxes, rents, water and sewer charges or other indebtedness?

No

2. Are any the principals employed by the City of Boston? If so, in what (Please include name of agency or department and position held in that department).

No

3. Have any of the principals previously owned any real estate? If so, what and what type of property?

Yes - rental property

4. Were any of the principals ever the owners of any property upon which Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

No

5. Have any of the principals ever been convicted of any arson related or currently under indictment for any such crimes?

No

6. Have any of the principals been convicted of violating any law, code, ordinance regarding conditions of human habitation within the last three years?

No

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS

26 Day of JUNE, 19 87

SIGNATURE: _____

ADDRESS: 477 SHAWMUT AVE BOSTON

AFFIRMATIVE MARKETING PLAN

1. Developer/Owner Name, Address DAVID C. PARKER
477 SHAWMUT AVE, BOSTON Tel. No. 267-4075
2. Name and Address of Housing RHC
3. No. of Units 55 Vacant _____ Occupied _____
4. Indicate which racial or ethnic groups are least likely to apply for the housing without special outreach.
MINORITIES
5. Indicate the media to be used to advertise the availability of the housing to the groups noted in #4.

Name of Newspaper, Radio or
Television Station

Racial/Ethnic Identification
of Market

SOUTH END NEWS

SO. END

BAY STATE BANNER

6. If brochures, leaflets, or other handouts are to be used, describe method of distribution:

MARKETING BOOKLET - DELIVERED TO
REALTORS & HARRIET TUBMAN
HOUSE, ETC

7. List Community contacts and describe method of contact:

HARRIET TUBMAN HOUSE -
LETTER OF PROMOTION
PHONE CALLS

8. If owners/renters are to be selected from a waiting list or pool of applicants, please describe the method that will be used to develop the applicant pool, the criteria that will be used for pre-qualifying the applicants, and the standards that will be used for final selection of buyer(s) or tenant(s). Attach separate page if necessary.

Financial qualifications would be the primary index and if need be - a 10+ story would be formed

9. Please describe other efforts planned as part of your outreach program not adequately covered by this form.

see chapter in booklet

NON-DISCRIMINATION STATEMENT

As a condition of receiving GAA-controlled funds, land or other benefits, I DAVID C. PARKER agree not to discriminate or permit discrimination upon the basis of race, color, sex, religion, national origin, source of income, or presence of children (except in the case of an elderly project) in the lease, rental, or use and occupancy of the property located at RHC.

Furthermore, I agree to comply with the attached Affirmative Marketing Plan and to maintain a record of all newspaper ads, outreach letters, translations and leaflets. These will be available for review by BAF upon request.

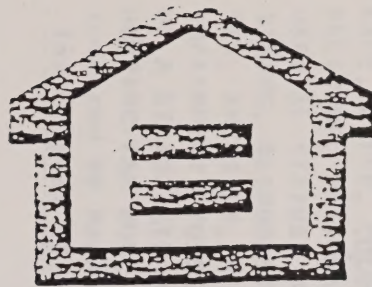
I understand that I shall be able to proceed with completion of my project if I have taken every step outlined in the City-approved Affirmative Marketing Plan. Compliance shall be determined by the BFEC. If I have not adequately complied with the City-approved plan, I shall be required to conduct additional outreach and/or I may be denied an occupancy permit for my project.

OWNER

BRAF/Project Manager

BFEC Monitor

Date



**EQUAL HOUSING
OPPORTUNITY**

We Do Business in Accordance With the Federal Fair Housing Law

(Title VIII of the Civil Rights Act of 1968, as Amended by
the Housing and Community Development Act of 1974)

**IT IS ILLEGAL TO DISCRIMINATE AGAINST
ANY PERSON BECAUSE OF RACE, COLOR,
RELIGION, SEX, OR NATIONAL ORIGIN**

- ☐ In the sale or rental of housing or residential lots
- ☐ In advertising the sale or rental of housing
- ☐ In the financing of housing
- ☐ In the provision of real estate brokerage services

Blockbusting is also illegal

An aggrieved person may file a complaint of a housing discrimination act with the:

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Assistant Secretary for Fair Housing and Equal Opportunity

Washington, D.C. 20410

RACE covered by the federal 66 Civil Rights Act)	PROHIBITED All discriminatory acts are prohibited	Private civil action in either Federal District Court or State Superior Court or Housing Court Some as above or can file complaint with federal Dept. of Housing & Urban Development	No exceptions Single family dwellings Units not publicly advertised or offered Owner occupied dwellings of 4 units or less
AGE, COLOR, CREED, RELIGION, NATIONAL ORIGIN, EX (added 1974) covered by the federal 1st Housing Act 1968)	Refusal to rent or sell Discrimination in terms or conditions Preferential advertising False representation of the availability Blockbusting Brokerage Services Financing		
RACE, CREED, COLOR, RELIGION, NATIONAL ORIGIN, MARITAL STATUS, MILITARY STATUS, BLINDNESS, AGE, SEX, ANCESTRY, HEARING IMPAIRMENT, POSSESSION OF A SEIZING-EYE OR HEARING-EAR DOG covered by Massachusetts law Chapter 151B)	Refusal to rent or sell Discrimination in terms, conditions & privileges Preferential advertising False representation of availability Blockbusting Financing Making an inquiry as to the person's race, etc.	Filing with the Massachusetts Commission Against Discrimination and State Court	1 or 2 family houses not publicly advertised or offered 2 family, owner occupied dwellings
CHILDREN covered by Massachusetts law Chapter 151B)	Refusal to rent or otherwise deny or withhold	Same as above	single family home which is landlord's own residence & is being temporarily leased (for one year or less) 2 family owner occupied house 2 or 3 family house where one unit is occupied by an elderly or infirm person for whom the presence of children would be a hardship
PUBLIC ASSISTANCE OR RENTAL SUBSIDY STATUS (covered by Massachusetts law Chapter 151B)	"no discriminate"	Same as above	no exceptions

October 8, 1987

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO MILLETT, ASSISTANT DIRECTOR
TOM O'MALLEY, SENIOR PROJECT MANAGER

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER OF RE-USE
PARCEL R-11C, LOCATED AT 6-14 EAST CONCORD STREET

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY TENTATIVELY DESIGNATE OLD BOSTON RESTORATION OF 477 SHAWMUT AVENUE AS REDEVELOPER OF PARCEL R-11C FOR THE PURPOSE OF CREATING TWENTY-FIVE (25) MIXED-INCOME CONDOMINIUM UNITS AND FOURTEEN (14) PARKING SPACES. FURTHERMORE, IT IS REQUESTED THAT THE AUTHORITY AUTHORIZE THE DIRECTOR TO EXECUTE A LICENSE FOR EARLY ENTRY TO THE SITE FOR THE PURPOSE OF SITE PREPARATION AND SOIL CONDITIONS INVESTIGATION.

Parcel R-11C is located at 6-14 East Concord Street in the South End Urban Renewal Area, Project No. Mass. R-56. This site consists of approximately 7,500 square feet of vacant land. Parcel R-11C was offered for development under Phase I of the South End Neighborhood Housing Initiative Program (SENHI).

The SENHI program and guidelines were designed with maximum community involvement. The main objective of the program was to create affordable rental units and homeownership opportunities on the Authority's properties in the South End. The plan called for developing about sixty (60) Authority-owned sites in two phases. The first phase included twelve (12) buildings and vacant lots.

On March 2, 1987, twelve (12) sites were advertised for development. On April 10, 1987, proposals were received on the fast track parcels SE-59-66. Tentative designation was given to Tenant's Development Corporation on June 24, 1987. On June 30, 1987, twenty-two (22) proposals were received on ten (10) sites from eleven (11) development teams.

The Authority sponsored three consecutive meetings on the evening of August 18, 19 and 20 for the development teams to present their proposals to the community. The proposal submitted by Old Boston Restorations is consistent with the SENHI's affordability guidelines, within which, one-third of the units

must be affordable to low-income households, one-third to moderate-income households and one-third will be market-rate.

Old Boston Restorations is a South End based company specializing in the rehabilitation of nineteenth century buildings and the management of its rental inventory. The principals are David C. Parker, Karen Parker and Herbert Zeller. The team has demonstrated its ability to preserve the architectural character of the South End area by rehabilitating the former McDonald Warehouse. Old Boston Restorations purchased the former McDonald Warehouse in 1985 from the Boston Redevelopment Authority. It has recently converted the former warehouse into twenty-six (26) rental units of which five units are affordable to low-income families.

The proposal submitted by Old Boston Restorations calls for the development of a five-story brick building on Parcel R-11C. The structure will be in a row house style which will be architecturally consistent with many of the existing blocks in the South End. The proposed five-story building will accommodate twenty-five (25) mixed-income condominium units of which seventeen (17) units will be set aside as affordable housing consistent with the SENHI guidelines. There will be underground parking for a minimum of fourteen (14) spaces. The residential mix will consist of 5 one-bedroom units and 20 two-bedroom units. The team intends to produce 4 one-bedroom units and 4 two-bedroom units for the low-income buyers. For the moderate-income buyers, they will produce 8 two-bedroom units.

The total development cost has been estimated at \$3,241,670. University Financial Services Corporation and Northeastern Mortgage Company have submitted letters of interest in providing construction and permanent financing for this project. A below-market interest rate mortgage will be available for moderate-income families through the Homeownership Opportunity Program (HOP) of the Massachusetts Housing Partnership (MHP). The principal architect is Herbert Zeller. Vena, Truelove, and Lahey, as well as Choate, Holland, Stewart will be the two law firms representing Old Boston Restorations.

Should the Authority tentatively designate Old Boston Restorations as redeveloper of Parcel R-11C, the team will submit final working drawings and specifications which will conform with the Authority's standards and guidelines, and with the South End Urban Renewal Plan.

It is, therefore, recommended that Old Boston Restorations be tentatively designated as redeveloper of Re-Use Parcel R-11C for the creation of twenty-five (25) condominium units with structured parking spaces in the South End Urban Renewal Area. Furthermore, it is recommended that the Authority authorize the Director to execute a License Agreement with the Redeveloper for early entry to Parcel R-11C for the purpose of site preparation and soil conditions investigation.

An appropriate vote follows.